

Non Judicial



Indian-Non Judicial Stamp  
Haryana Government



Date : 26/07/2022

Certificate No. F0Z2022G87

GRN No. 92826083



Stamp Duty Paid : ₹ 101  
(Rs. Only)

Penalty : ₹ 0  
(Rs. Zero Only)

**Seller / First Party Detail**

Name: Dalip kumar

H.No/Floor : 0

City/Village : Sirsa

Phone: 80\*\*\*\*\*46

Sector/Ward : 0

District : Sirsa

LandMark : Narel khera

State : Haryana

**Buyer / Second Party Detail**

Name : Hrera panchkula

H.No/Floor : 0

City/Village: Panchkula

Phone : 80\*\*\*\*\*46

Sector/Ward : 0

District : Panchkula

LandMark : Panchkula

State : Haryana



Purpose : AFFIDAVIT

The authenticity of this document can be verified by scanning this QrCode Through smart phone or on the website <https://egrashry.nic.in>

**Affidavit cum Declaration**

Affidavit cum Declaration of Mr. Dalip Kumar Authorized Signatory promoter M/s. Elite Buildprop Private Limited of the proposed project/duly authorized by the promoter of the proposed project, vide its/his/their authorization dated 25/07/2022.

I, **Dalip Kumar** authorized signatory promoter of the proposed project duly authorized by the promoter of the proposed project do hereby solemnly declare, undertake and state as under:

1. That I / promoter have a legal title to the land on which the development of the project is proposed and have a legally valid authentication of title of such land.
2. That the said land is free from all encumbrances.
3. That the time period within which the project shall be completed by I / promoter is up to 1 April 2027.



4. That seventy per cent of the amounts realised by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. That the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.
6. That the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. That I / promoter shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. That I / promoter shall take all the pending approvals on time, from the competent authorities.
9. That I / promoter have furnished such other documents as have been prescribed by the Act and the rules and regulations made thereunder.
10. That I / promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be, on the grounds of sex, cast, creed, religion etc.



Verification

Deponent

Elite Buildprop Pvt. Ltd.

*Dalip Kumar*  
Auth. Sign

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me at Fatehabad on this 26 day of July 2022.

ATTESTED  
*[Signature]*  
NOTARY  
FATEHABAD-1250358

Deponent

Elite Buildprop Pvt. Ltd.

*Dalip Kumar*  
Auth. Sign

26 JUL 2022